

YUBA COUNTY ECONOMIC FORECAST

Yuba County, located in the Northern Sacramento Valley, is home to Beale Air Force Base, which employs approximately 4,500 military personnel. Yuba County has a population of 76,200 people and a total of 16,900 wage and salary jobs. The per capita income in Yuba County is \$38,146 and the average salary per worker is \$84,028.

Like other counties in the Sacramento Valley (consisting of Sacramento, Yolo, Placer, El Dorado, Yuba and Sutter Counties), Yuba County is heavily dependent on the public sector. With more than 6,000 workers, government agencies account for 36 percent of total civilian wage and salary jobs.

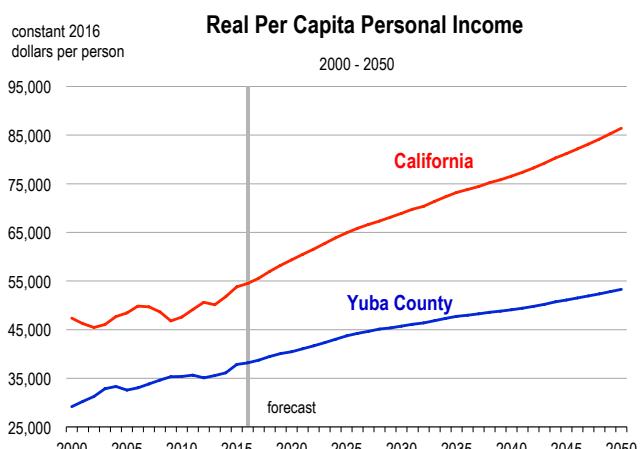
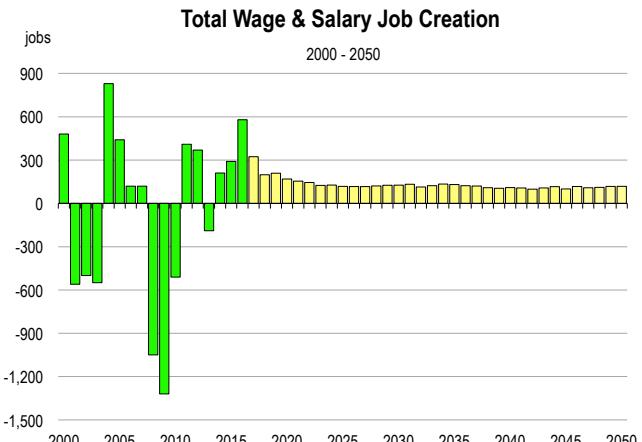
Employment across Northern California increased by 3.2 percent in 2016, whereas employment in the Sacramento Valley increased by 3.4 percent. Yuba County gained 580 wage and salary jobs, representing a growth rate of 3.6 percent. The unemployment rate improved substantially, falling from 9.2 percent in 2015 to 8.5 percent in 2016.

In 2016, most employment sectors were characterized by positive job growth. The largest gains were observed in healthcare and education (+170 jobs), government (+160 jobs), wholesale and retail trade (+80 jobs), and agriculture (+80 jobs). The largest declines were observed in leisure and hospitality (-20 jobs).

Between 2011 and 2016, Yuba County's population grew at a rate of 0.9 percent per year. The natural increase (new births) was responsible for all of this increase, as net migration was flat.

FORECAST HIGHLIGHTS

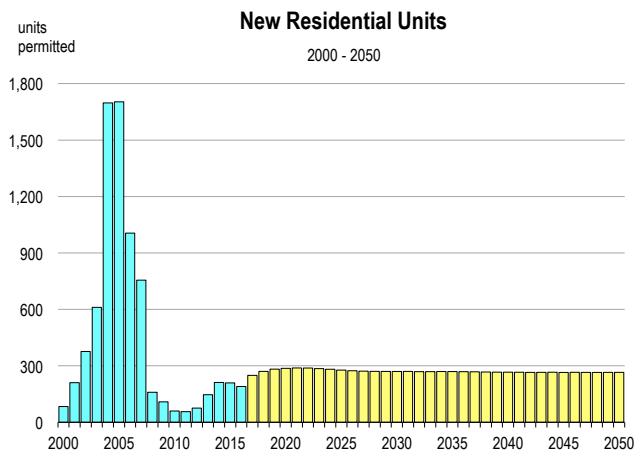
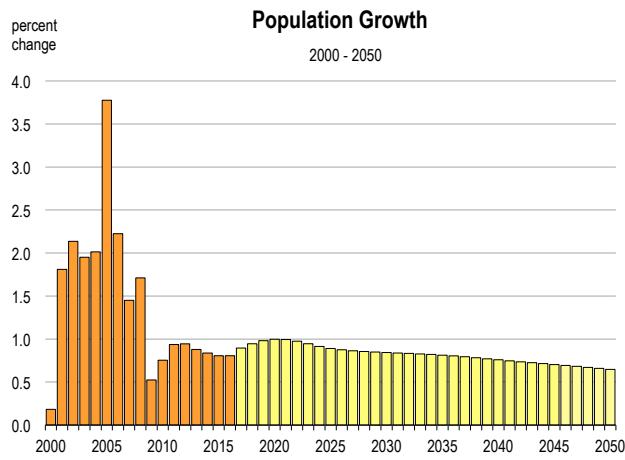
- In 2017, total wage and salary employment will increase by 1.9 percent. Over the 2017-2022 period, growth will average 1.0 percent per year.
- Average salaries are currently above the California state average and will remain so over the forecast period. In Yuba County, inflation-adjusted salaries are expected to rise by an average of 2.0 percent per year between 2017 and 2022.
- Employment growth will be led by education and healthcare, leisure and hospitality, wholesale and retail trade, and government. Together, these industries are expected to account for 83 percent of net job creation between 2017 and 2022.
- Population growth will remain relatively strong. Over the 2017-2022 period, growth is expected to average 1.0 percent per year.
- Net migration will be positive over the forecast horizon. During the 2017-2022 period, an average of 150 net migrants will enter the county each year.
- Real per capita income is expected to rise by 1.6 percent in 2017. From 2017 to 2022, real per capita income is expected to increase by an average of 1.5 percent per year.
- Total taxable sales, adjusted for inflation, are expected to increase at an average annual rate of 0.9 percent over the next five years.
- Industrial production will increase by an average of 2.6 percent per year from 2017 to 2022. During this period, farm production is expected to increase by an average of 1.6 percent per year. The principal crops in the county are rice and walnuts.



Yuba County Economic Forecast

2010-2016 History, 2017-2050 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
2010	72,337	-173	67.0	24.3	60	\$0.43	\$2.27	\$35,359	1.3	219.9	209.6	17.8
2011	73,015	-22	66.0	24.4	57	\$0.48	\$2.37	\$35,627	2.7	233.4	200.4	17.0
2012	73,704	0	64.3	24.6	75	\$0.49	\$2.41	\$35,089	2.7	228.2	235.3	15.4
2013	74,352	0	66.4	24.8	147	\$0.50	\$2.50	\$35,571	2.3	248.3	258.7	13.1
2014	74,975	0	67.6	24.9	212	\$0.50	\$2.61	\$36,105	2.8	287.2	262.2	11.2
2015	75,579	0	69.8	25.1	209	\$0.50	\$2.80	\$37,840	2.6	237.1	279.9	9.2
2016	76,189	0	71.6	25.2	190	\$0.52	\$2.91	\$38,146	3.0	243.4	284.0	8.5
2017	76,871	90	72.5	25.4	249	\$0.55	\$3.07	\$38,748	3.1	255.0	299.3	7.6
2018	77,598	124	73.3	25.6	271	\$0.57	\$3.24	\$39,451	3.0	263.0	309.6	7.3
2019	78,359	151	74.0	25.9	282	\$0.59	\$3.42	\$40,069	2.6	268.3	316.0	7.0
2020	79,141	165	74.7	26.2	287	\$0.61	\$3.58	\$40,471	3.1	271.8	324.4	7.1
2021	79,928	163	75.5	26.4	289	\$0.64	\$3.77	\$41,047	3.0	274.2	331.3	7.2
2022	80,707	152	76.1	26.7	288	\$0.66	\$3.97	\$41,659	3.0	275.8	339.5	7.4
2023	81,470	133	76.7	27.0	285	\$0.68	\$4.18	\$42,321	3.0	277.0	348.3	7.7
2024	82,215	113	77.4	27.2	282	\$0.70	\$4.39	\$43,011	2.9	277.8	356.4	7.9
2025	82,947	99	78.0	27.5	277	\$0.72	\$4.61	\$43,741	2.9	278.3	365.0	7.9
2026	83,673	92	78.5	27.8	274	\$0.74	\$4.81	\$44,248	2.8	278.7	373.3	8.0
2027	84,396	87	79.2	28.0	272	\$0.76	\$5.01	\$44,646	2.9	279.0	382.5	8.0
2028	85,118	85	79.9	28.3	271	\$0.78	\$5.23	\$45,126	2.7	279.3	392.3	8.0
2029	85,840	84	80.6	28.5	270	\$0.80	\$5.42	\$45,336	2.5	279.5	402.8	8.0
2030	86,565	84	81.4	28.8	270	\$0.82	\$5.64	\$45,717	2.4	279.7	413.6	8.0
2031	87,290	84	82.2	29.0	270	\$0.84	\$5.85	\$46,112	2.3	279.8	424.6	8.0
2032	88,017	83	83.1	29.3	269	\$0.86	\$6.07	\$46,356	2.5	280.0	436.0	8.0
2033	88,745	82	84.0	29.5	269	\$0.88	\$6.30	\$46,841	2.1	280.1	447.7	7.9
2034	89,474	82	84.8	29.8	270	\$0.91	\$6.55	\$47,288	2.3	280.3	459.8	7.9
2035	90,201	81	85.5	30.0	270	\$0.93	\$6.81	\$47,721	2.4	280.4	472.1	7.9
2036	90,927	81	86.3	30.3	269	\$0.96	\$7.08	\$47,984	2.8	280.5	484.9	7.9
2037	91,649	81	87.1	30.5	268	\$0.99	\$7.37	\$48,231	2.9	280.7	498.0	7.9
2038	92,366	80	88.0	30.8	267	\$1.02	\$7.66	\$48,560	2.7	280.8	511.5	7.9
2039	93,078	79	88.7	31.0	266	\$1.05	\$7.97	\$48,817	2.9	281.0	525.4	7.9
2040	93,784	79	89.4	31.3	266	\$1.08	\$8.29	\$49,103	2.8	281.1	539.6	7.9
2041	94,484	79	90.0	31.5	266	\$1.11	\$8.61	\$49,426	2.6	281.2	554.3	7.9
2042	95,179	78	90.4	31.8	265	\$1.14	\$8.93	\$49,788	2.5	281.4	569.4	7.9
2043	95,870	78	91.0	32.0	265	\$1.17	\$9.27	\$50,196	2.4	281.6	585.0	7.8
2044	96,555	78	91.5	32.3	266	\$1.20	\$9.62	\$50,694	2.2	281.7	601.0	7.8
2045	97,234	77	91.8	32.5	265	\$1.23	\$9.98	\$51,077	2.4	281.9	617.5	7.8
2046	97,908	78	92.3	32.8	266	\$1.26	\$10.34	\$51,495	2.3	282.0	634.4	7.8
2047	98,577	77	92.7	33.0	265	\$1.29	\$10.72	\$51,937	2.3	282.2	651.9	7.8
2048	99,238	77	93.1	33.3	265	\$1.32	\$11.11	\$52,349	2.3	282.4	669.8	7.8
2049	99,892	78	93.4	33.5	265	\$1.36	\$11.51	\$52,806	2.3	282.5	688.3	7.8
2050	100,539	77	93.7	33.8	265	\$1.39	\$11.94	\$53,297	2.3	282.7	707.3	7.8



Yuba County Employment Forecast

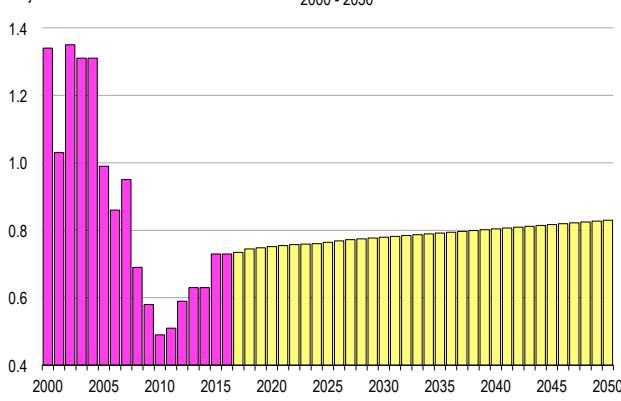
2010-2016 History, 2017-2050 Forecast

Total Wage & Salary	Farm	Construction	Manufacturing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government	
-----employment (thousands of jobs)-----												
2010	15.23	0.91	0.69	0.49	0.57	1.44	0.29	0.79	0.20	2.65	1.14	5.74
2011	15.64	0.96	0.68	0.51	0.55	1.38	0.30	0.88	0.20	2.67	1.22	5.96
2012	16.01	0.94	0.70	0.59	0.64	1.46	0.29	0.89	0.20	2.76	1.26	5.92
2013	15.82	0.88	0.61	0.63	0.69	1.45	0.31	0.91	0.20	2.78	1.40	5.66
2014	16.03	0.77	0.71	0.63	0.68	1.56	0.28	0.89	0.20	2.81	1.37	5.78
2015	16.32	0.62	0.77	0.73	0.61	1.61	0.22	0.93	0.10	3.03	1.44	5.86
2016	16.90	0.65	0.85	0.73	0.63	1.69	0.22	0.97	0.10	3.20	1.42	6.02
2017	17.22	0.64	0.88	0.73	0.66	1.71	0.23	0.99	0.10	3.24	1.46	6.14
2018	17.42	0.61	0.89	0.74	0.68	1.73	0.23	1.01	0.10	3.27	1.49	6.24
2019	17.63	0.59	0.90	0.75	0.69	1.76	0.23	1.02	0.10	3.31	1.53	6.31
2020	17.80	0.59	0.90	0.75	0.70	1.77	0.23	1.04	0.10	3.36	1.55	6.37
2021	17.95	0.58	0.90	0.75	0.71	1.78	0.23	1.05	0.11	3.40	1.57	6.41
2022	18.10	0.58	0.91	0.76	0.71	1.80	0.23	1.06	0.11	3.44	1.60	6.45
2023	18.22	0.58	0.91	0.76	0.71	1.80	0.23	1.07	0.11	3.48	1.62	6.48
2024	18.35	0.59	0.91	0.76	0.72	1.81	0.23	1.08	0.11	3.52	1.65	6.50
2025	18.47	0.59	0.91	0.76	0.72	1.82	0.23	1.09	0.11	3.56	1.67	6.52
2026	18.58	0.59	0.92	0.77	0.72	1.84	0.23	1.10	0.11	3.59	1.69	6.54
2027	18.70	0.59	0.93	0.77	0.72	1.85	0.23	1.11	0.11	3.63	1.72	6.55
2028	18.82	0.59	0.93	0.77	0.72	1.86	0.23	1.13	0.11	3.69	1.73	6.57
2029	18.95	0.59	0.94	0.78	0.73	1.87	0.23	1.14	0.11	3.74	1.74	6.58
2030	19.07	0.59	0.95	0.78	0.73	1.88	0.23	1.15	0.11	3.80	1.76	6.59
2031	19.21	0.59	0.96	0.78	0.73	1.90	0.23	1.16	0.11	3.85	1.77	6.60
2032	19.32	0.59	0.96	0.78	0.73	1.91	0.23	1.18	0.11	3.91	1.78	6.61
2033	19.44	0.59	0.96	0.79	0.73	1.92	0.23	1.19	0.11	3.96	1.79	6.62
2034	19.58	0.59	0.98	0.79	0.74	1.93	0.23	1.20	0.11	4.02	1.81	6.63
2035	19.71	0.59	0.99	0.79	0.74	1.95	0.23	1.21	0.11	4.07	1.82	6.64
2036	19.83	0.60	1.00	0.79	0.74	1.97	0.23	1.22	0.11	4.13	1.83	6.65
2037	19.95	0.60	1.01	0.80	0.74	1.98	0.23	1.23	0.11	4.19	1.84	6.66
2038	20.06	0.60	1.01	0.80	0.74	1.99	0.23	1.24	0.11	4.25	1.85	6.67
2039	20.16	0.60	1.01	0.80	0.75	1.99	0.23	1.25	0.11	4.30	1.86	6.67
2040	20.27	0.60	1.01	0.80	0.75	2.00	0.23	1.26	0.11	4.36	1.87	6.68
2041	20.38	0.60	1.02	0.81	0.75	2.01	0.23	1.27	0.12	4.42	1.88	6.68
2042	20.48	0.60	1.01	0.81	0.75	2.01	0.23	1.28	0.12	4.48	1.89	6.69
2043	20.58	0.60	1.01	0.81	0.75	2.01	0.23	1.29	0.12	4.54	1.91	6.69
2044	20.70	0.60	1.01	0.81	0.76	2.02	0.23	1.30	0.12	4.60	1.93	6.70
2045	20.80	0.60	1.01	0.82	0.76	2.02	0.24	1.31	0.12	4.66	1.94	6.71
2046	20.92	0.60	1.01	0.82	0.76	2.02	0.24	1.32	0.12	4.72	1.95	6.72
2047	21.03	0.61	1.01	0.82	0.76	2.02	0.24	1.33	0.12	4.78	1.97	6.73
2048	21.14	0.61	1.00	0.82	0.76	2.03	0.24	1.34	0.12	4.85	1.98	6.74
2049	21.25	0.61	1.00	0.83	0.77	2.03	0.24	1.36	0.12	4.91	2.00	6.75
2050	21.37	0.61	1.00	0.83	0.77	2.03	0.24	1.37	0.12	4.97	2.02	6.76

thousands
of jobs

Manufacturing Employment

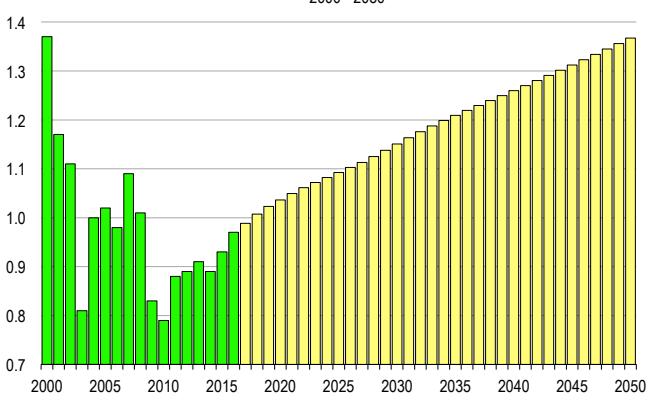
2000 - 2050

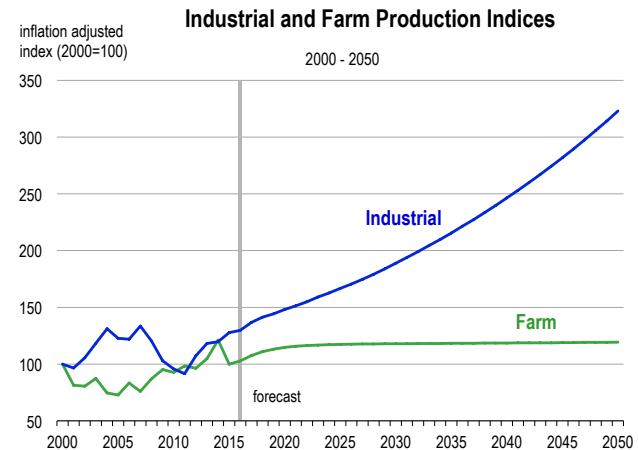
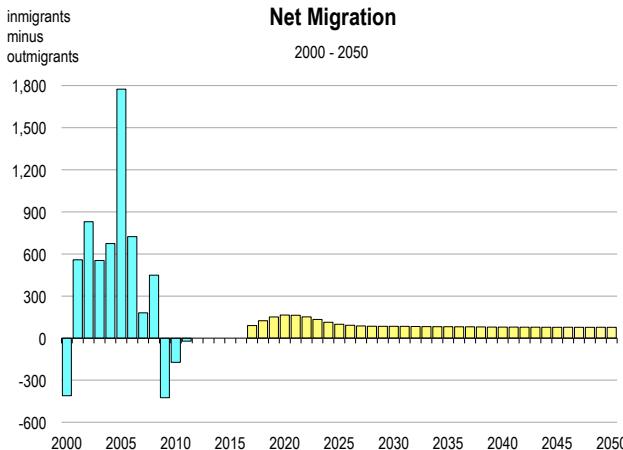
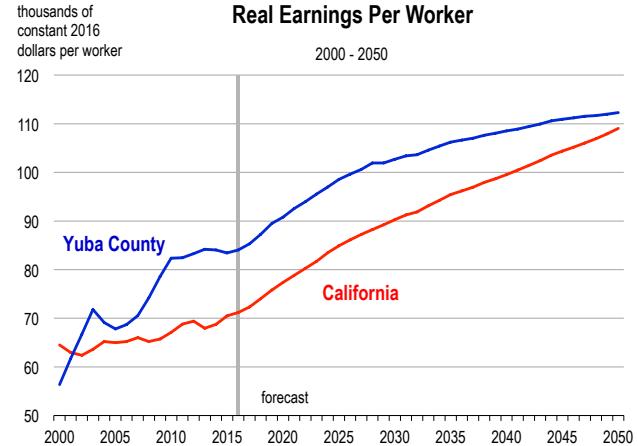
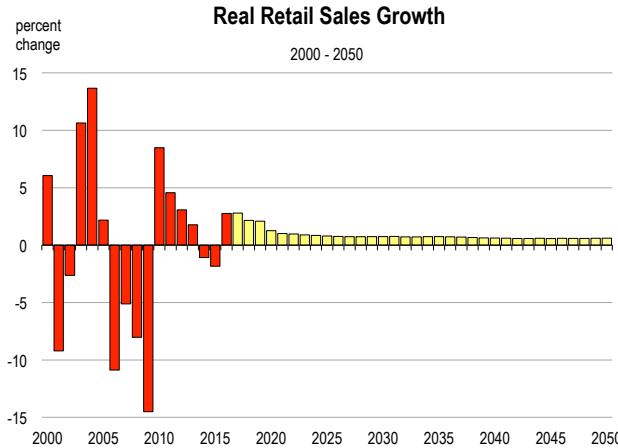


thousands
of jobs

Employment in Professional Services

2000 - 2050





County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

<u>Expected retail sales growth:</u>	7.7%
<u>Expected job growth:</u>	5.1%
<u>Fastest growing jobs sector:</u>	Leisure Services
<u>Expected personal income growth:</u>	12.9%

<u>Expected population growth:</u>	5.0%
<u>Net migration to account for:</u>	19.7%
<u>Expected growth in number of vehicles:</u>	5.0%

Demographics (2017)

<u>Unemployment rate (April 2017):</u>	7.8%
<u>County rank* in California (58 counties):</u>	46th
<u>Working age (16-64) population:</u>	62.8%

<u>Population with B.A. degree or higher:</u>	14.7%
<u>Median home selling price (2016):</u>	\$240,000
<u>Median household income:</u>	\$45,765

Quality of Life

<u>Violent crime rate (2015):</u>	389 per 100,000 persons
<u>County rank* in California (58 counties):</u>	33rd
<u>Average commute time to work (2017):</u>	32 minutes

<u>High School drop out rate (2016):</u>	22.4%
<u>Households at/below poverty line (2017):</u>	18.5%

* The county ranked 1st corresponds to the lowest rate in California